

2.4(12) C-3 Highway Commercial District

- a) The C-3 Highway Commercial District groups together those major retail office and service uses that generate high traffic volumes, that could create nuisances to residential areas, and that require easy access to a major highway or interstate road.
- b) Premises may be used for the following purposes:
- Any use permitted in a B or C-2 District, except dwelling houses (single family).
 - Private club, boarding or rooming house, homeless shelter, dormitory-all as a restricted, conditional use only
 - Motor truck terminal
 - Private or municipal recreation activity
 - Body piercing/tattoo services
 - Tire capping using electronic equipment only
 - Truck sales and service
 - Sheet metal or welding or machine shop or metal fabrication shop having a floor area of less than 10,000 square feet.
 - Extension of the existing non-conforming buildings and land uses by not more than 25 percent in square feet area. Provided that all of these uses, when located outside the confines of a building, shall be screened from public view by walls and/or fences and/or by other screening of not less than 6 feet in height in a manner acceptable to the Building Official.
 - Shopping malls
 - Sale of mobile or manufactured homes, trailers, and motor homes
- c) Any accessory use permitted in a B-2 or C-2 District is permitted.
Sale of alcohol in conjunction with a full-service restaurant.
- d) Minimum yards shall be as follows:
- For non-dwelling uses not adjacent to residential zoning:
- Front Yard and Set-back – a minimum building set-back of 25 ft. with a minimum landscaped, open front yard of 15 feet in depth. Front yard may contain signs and driveways but shall not be hard-surfaced for parking. Front yard shall be maintained as

an open landscaped area (minimum building setback shall remain at 25 feet), as required by Section 2.4 (17) of this Zoning Ordinance.

Rear Yard - A minimum of 10 feet in depth.

Side Yard - A minimum of 10 feet per each side of building under 3 stories in height and a minimum of ½ the height of the building if over 3 stories in height.

Note: Buildings over 3 stories in height shall have rear and side yards of at least one-half the height of the building.

-For non-dwelling uses adjacent to residentially zoned property, side and rear yards shall be equal in depth to one-half the height of the building, but not less than the minimum required above. Minimum width on commercial, non-dwelling lots shall not be less than 50 feet.

-For multi-family dwellings, yard and density requirements shall be the same as provided for in the R-A District.

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